



SEABROOK ECONOMIC DEVELOPMENT CORPORATION
MEETING

Chairman Paul Dunphey called the Seabrook Economic Development Corporation to order at 6:00 p.m. in the Council Chambers in Seabrook City Hall. Present were Jim Sweeney, Paul Dunphey, Terry Chapman, Ann Wacker, Summer Sanford, Michelle Brown and Tracy Powell. Also present were EDC Director Rick Guerrero and Board Secretary Kiarra Bellow.

1. PUBLIC COMMENTS AND ANNOUNCEMENTS

There were no citizen comments.

2. PRESENTATIONS

2.1 Presentation by Economic Alliance Houston Port Region. *Chad Burke - President*

Economic Alliance President & CEO, Chad Burke gave the Annual Report for 2025. (See Exhibit A)

2.2 Presentation by Lexie Graham, Tourism and Special Events Coordinator, for a Seabrook event during Houston Fleet Week.

Tourism and Special Events Coordinator gave an overview of plans for the Houston Fleet Week event. (See Exhibit B)

2.3 Presentation by Pomodoro's Cucina Italiana, LLC seeking an incentive to assist with New Construction & Development Incentive for the build out of a full service restaurant to be located at the Seabrook Towne Center - The Edge Retail Center. This item was tabled on August 14, 2025.

This item was removed from the agenda.

3. EXECUTIVE SESSION

3.1 Conduct a Closed Session pursuant to Texas Government Code Sections:

Section 551.087

Conduct a closed executive session to discuss/deliberate potential financial incentive(s) and financial information received from a business prospect that the City/EDC seeks to have locate, stay, or expand for which the City is conducting economic development negotiations, as provided by Texas Government Code Section 551.087.

Section 551.071

Consult with attorney to receive legal advice on legal issues associated with acquisition of real property and potential funding agreement as provided by Section 551.071, Texas Government Code.

Chairman Paul Dunphey adjourned the meeting into closed session at 6:26 PM.

4. OPEN SESSION

4.1 Reconvene Open Session

Chairman Paul Dunphey reconvened the regular meeting into open session at 6:57 PM.

No action was taken during executive session.

5. NEW BUSINESS

- 5.1 Consider and take all appropriate action on the renewal of the Administrative Staffing Services Agreement for fiscal year 2025-2026, in an amount not to exceed \$238,587.08. This is a budgeted item for FY 2025-2026.**

Motion:	To Approve
Made By:	At-Large Position 6 Sanford
Seconded By:	EDC Vice-President Chapman
Vote:	Passed unanimously by all present

- 5.2 Consider and take all appropriate action on approval of funding for Sponsorship for Fleet Week/Veterans' Day to be held on Tuesday, November 11, 2025, in an amount of \$10,000.00. This is a budgeted item for FY 2025-2026.**

Motion:	To Approve
Made By:	Mayor of Seabrook Sweeney
Seconded By:	EDC Secretary Wacker
Vote:	Passed with None voting in favor, and At-Large Position 6 Sanford voting opposed.

6. OLD BUSINESS

- 6.1 Consider and take all appropriate action on a business incentive application filed by Pomodoro's Cucina Italiana seeking a New Construction & Development Incentive for permit fees, impact fees, and the build out of a full-service restaurant and a Sales Tax Rebate Incentive at Seabrook Towne Center - The Edge Retail Development, 3111 Bayport Boulevard in an amount of \$ 1,025,016.00. This item was tabled on August 14, 2025.**

This item was removed from the agenda.

7. ROUTINE BUSINESS

- 7.1 Update by Director on Strategic Plan, Incentive Inquiry or Application Status Report, and Monthly Reporting and Activities.**

EDC Director, Rick Guerrero, gave an update on economic development activities. (See Exhibit C)

7.2 EDC Financial Report

EDC Director, Rick Guerrero, presented the monthly financial report for August 2025. (See Exhibit D)

7.3 Approve minutes from the June 10, 2025 regular EDC meeting.

Motion:	To Approve
Made By:	EDC Vice-President Chapman
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present

7.4 Approve minutes from the August 14, 2025, regular EDC meeting.

Motion:	To Approve
Made By:	EDC Vice-President Chapman
Seconded By:	EDC Member Powell
Vote:	Passed unanimously by all present

7.5 Approve minutes from the August 19, 2025, joint meeting with City Council and EDC.

Motion:	To Approve
Made By:	EDC Vice-President Chapman
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present

7.6 Review and update on EDC and partnership events to include board member post-event reports, upcoming events, and participation opportunities.

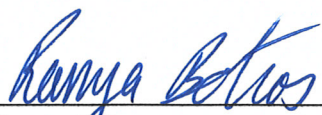
Board members provided updates on events they attended during the month.

7.7 Establish future meeting dates and agenda items.

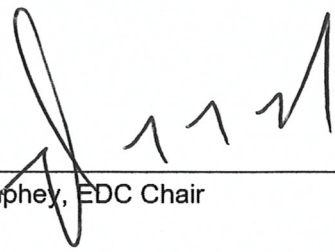
Next regular meeting is scheduled for October 9, 2025.

Motion:	To Adjourn
Made By:	EDC Vice-President Chapman
Seconded By:	Mayor of Seabrook Sweeney
Vote:	Passed unanimously by all present

APPROVED ON THE 9 DAY OF October, 2025.



Ranya Botros,
Community & Economic Development Coordinator



Paul Dumphrey, EDC Chair

Exhibit A



Economic Alliance Houston Port Region

Seabrook EDC
September 2025

Presented By:
Chad Burke
President & CEO
Economic Alliance Houston Port Region
chad@allianceportregion.com



MISSION

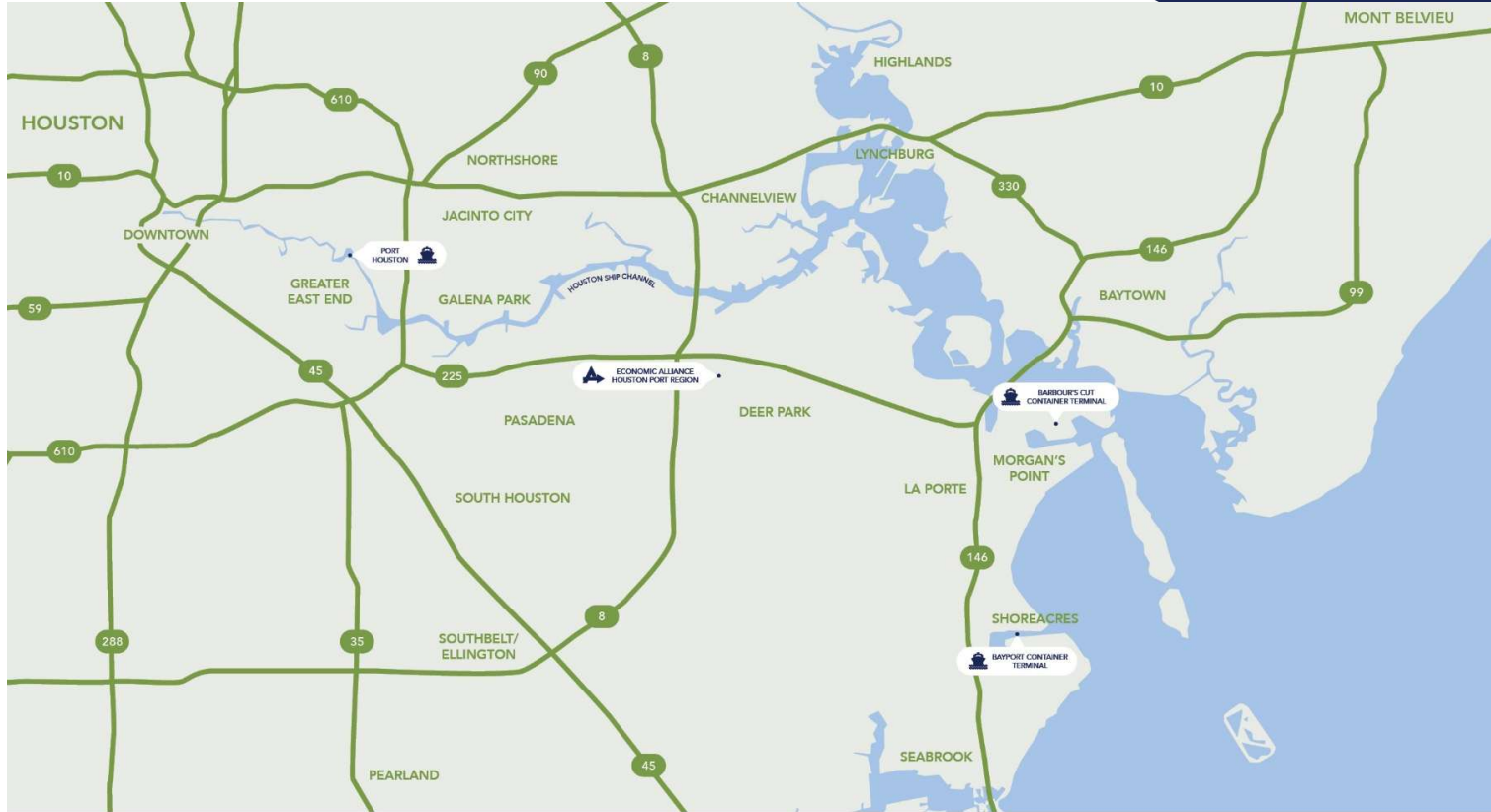
MARKET AND GROW A VIBRANT REGIONAL ECONOMY

INITIATIVES DRIVING GROWTH, DEVELOPMENT, & POLICY



FOOTPRINT

Destination for Investment



250 Private
Sector Members



13 Cities /
Communities



Port Houston



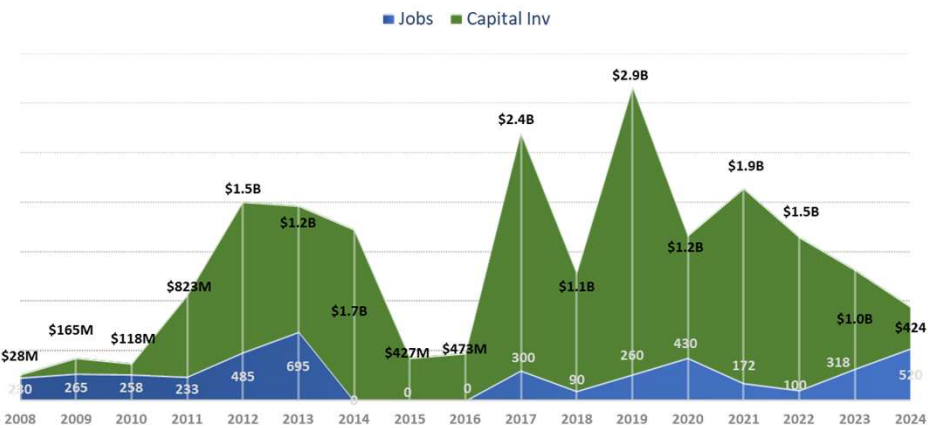
Harris County



ECONOMIC DEVELOPMENT

PROJECT ACTIVITY – '08 to '24

EA Project Wins
Jobs and Capital Investment by Year



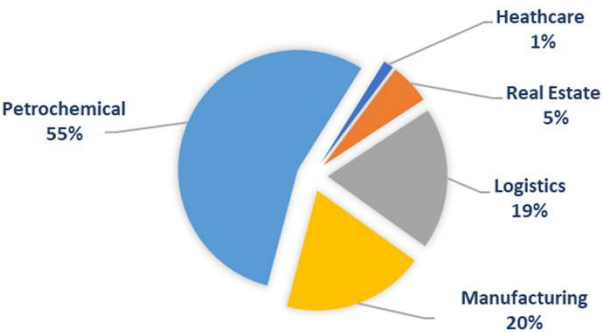
Wins

- 84
- \$19.2B Cap Ex
- 4,694 Jobs Created

Yearly Avg

- 5 Projects
- \$1.2B of Cap Ex
- 278 Jobs Created

PROJECTS BY INDUSTRY
'08 - '23



Industry

- 55% Petrochemical
- 20% Manufacturing
- 19% Logistics

WINS - 2024

2 Wins - \$424M in capital investment, 520 direct jobs over the next 5 years.



Construct a methyl methacrylate (MAA) manufacturing plant - Based in CA the largest supplier of Wet Wipes & Materials in the U.S.

- \$400M Cap EX
- 500 jobs over the next 5 years



NEW TO TEXAS
PANELIST @
EA PROCUREMENT
FORUM - Nov 5th



Construction of a new 200k sq ft distribution facility at existing site in Jacinto City

- \$24M Cap Ex
- 20 New Jobs



ANNOUNCEMENTS – 2025

1 Announcement - \$15M in capital investment and 28 new jobs

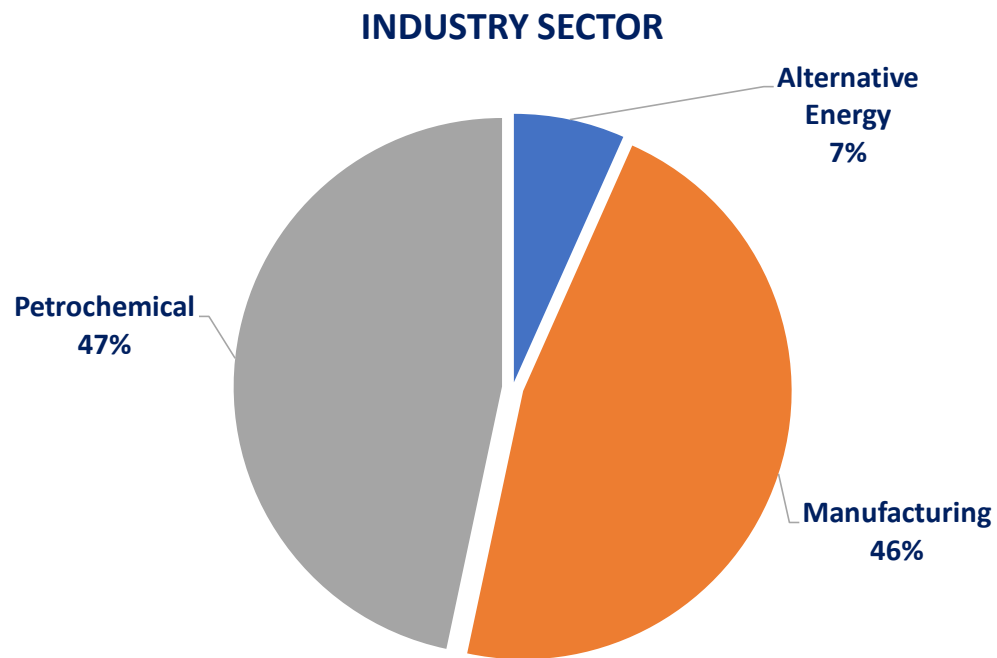


- **\$15M Capital Investment**
- **28 New Jobs**
- Building out 150k Sq. Ft. w Upgrades and Equipment @ 2818 Pasadena Freeway
- Chemical Blending/Polymer Stabilizer
- EA worked through a bottleneck of permitting issues with the City of Pasadena.



PROJECT PIPELINE – 2025

Industry Breakdown



18 Projects

- \$5.7B Cap Ex
- 2,650 New Jobs
- 47% Petrochem
- 47% Manufacturing
- 7% Alternative Energy

Early stages of evaluating multiple locations across the Houston Port region/Ship Channel.

PROJECT PIPELINE – 2025

Strong Prospects

PROJECT RIG

- Existing manufacturing operation expanding its footprint with a new physical building (110K).
- \$10M Cap EX
- 80 New Jobs
- ***Met with City of Pasadena and San Jac/Skills Development***

PROJECT MOONSHOT

- Upgrades to existing power generation facility/N of Ship Channel
- \$400M Cap EX
- 25 New Jobs
- ***JETI commitment from Galena Park ISD/App submitted in Sept***

PROJECT PIPELINE – 2025

Lead Generation



Fam Tour/National Site Selectors – March '25

Welcome @ San Jac Maritime College
Adrian Garcia, Comm. Precinct 2

Overview of the Houston Port Region
Chad Burke, EA

Port Activity
John Mosley, Port Houston

San Jac, CPET & Maritime College
Alattia Harris, Vice Chancellor

Tour of Bayport Terminal





PUBLIC POLICY

PUBLIC POLICY

ECONOMIC ALLIANCE LEADERSHIP TEAM – Delivered 2025 Federal Policy White Paper in D.C.



2025 FEDERAL PRIORITIES

WORLD'S LARGEST PETROCHEMICAL COMPLEX & PORT HOUSTON

1 PORT HOUSTON

- \$96 million in FY25 and \$93 million in FY26 Operations & Maintenance Funding for the Houston Ship Channel.
- Oppose draft restrictions limiting ship access and support \$121 million (\$63 million in FY25 & \$58 million in FY26) in funding to complete the deepening/widening of the Houston Ship Channel.
- Allocate \$8M of the USCG budget (out of the emergency supplemental in 12/24) to be directed toward repairs and updates to our region's Vessel Tracking System (VTS) to accommodate larger ships and increased traffic. Exempt Port Houston from Chinese tariffs on newly purchased (5/24) STS cranes to accommodate larger vessels, a \$28M savings.

2 TAX & TRADE

- Trade policies that enable market access for U.S. refiners and petrochemical manufacturers operating both at home and abroad. Including agreements securing essential rights and protections to benefit consumers and economy.

3 WORKFORCE DEVELOPMENT

- Funds for Strengthening Community College Training Grants that expand industry partnerships, increase the Pell Grant maximum award and invest in the HEA Title III-A Strengthening Institutions program.

4 CHEMICAL MANAGEMENT

- Improvements to the Toxic Substances Control Act (TSCA) Implementation and how the EPA approaches the act to not jeopardize U.S. innovation.

5 TRANSPORTATION/TRUCKING

- Legislation to modernize America's truck weight limit on Interstate Highways, allowing trucks with a 6-axle, 91,000 lbs. configuration.
- Implement the DRIVE Safe Act to create an apprenticeship program for commercial drivers under the age of 21 to address the nation's driver shortage.

6 COASTAL BARRIER

- Appropriations for the Gulf Coast Protection District (the non-federal sponsor for CSRM) in the amount of \$30 million (\$5m from investigations and \$25m from construction accounts under USACE) for project funding and environmental impacts.

7 CARBON CAPTURE STORAGE

- Expedite Texas' Class VI well primacy request for Carbon Capture and Storage (CCS) with the EPA. Class VI well approval with the federal agency can take years while states are able to issue permits in a matter of months.

8 WATER INFRASTRUCTURE & BOND FINANCING

- Create a 30-percent investment tax credit (ITC) to help manufacturers, data centers, energy producers, and other industrial entities scale up their use of recycled water.
- Influence House Ways and Means or Senate Finance Committee to preserve the current Tax-Exemption for Private Activity Bonds during the upcoming budget reconciliation.

HOUSTON PORT REGION ECONOMIC ACTIVITY BENEFITS THE ENTIRE U.S. ECONOMY

20% of Texas GDP | \$906B in nationwide economic value

#1 U.S. PORT

Foreign & domestic tons
293.8 million short tons

250+ COMPANIES

Petrochemical, Manufacturing,
Maritime, and Logistics

SKILLED JOBS

1.54M Jobs in Texas
3.37M Jobs in U.S.

April 2025 DC Trip

39 Members Attended

34 Meetings across 2 Days



PUBLIC POLICY

ECONOMIC ALLIANCE LEADERSHIP TEAM – Delivered State Policy White Paper in Austin in 2025

Economic Alliance supports policies that will have a positive impact on our business climate, protection of economic assets, and the quality of life of our skilled workers/residents in the Houston Port Region.

- Reliable and Resilient Energy
- Port Houston & Transportation Investments
- Critical Infrastructure Protections
- Workforce Development & Job Readiness
- Enhanced Economic Development Tools
- Local Government Autonomy
- Carbon Capture & Recycling Industry Advancements

89th LEGISLATIVE SESSION PRIORITIES

Economic Alliance supports policies that will have a positive impact on our business climate, protection of economic assets and the quality of life of our skilled workers/residents in the Houston Port region.



Houston Port Region One of the most vital industrial and logistics hubs in the world.

The Houston Port region is a State of Texas economic asset consisting of the world's largest petrochemical complex and Port Houston. The benefits of the region's jobs and port activity impacts not just Texas, but the entire U.S. economy.

#1 U.S. PORT & LARGEST TEXAS PORT
97% market share in containers
42% of market share by tonnage
#1 U.S. port in foreign waterborne tonnage
#1 U.S. port in total foreign and domestic waterborne tonnage

250+ COMPANIES
Petrochemical, Manufacturing, Maritime, & Logistics

SKILLED JOBS
3.37M U.S. Jobs
1.54M Texas Jobs

ECONOMIC IMPACT
\$906 Billion in U.S. Economic Value
20% State of Texas GDP
\$10.68 Billion in state & local tax revenue



RELIABLE & RESILIENT ENERGY

- Redesign ERCOT to be consumer-focused with enhanced reliability and maintain competitive cost structures.

PORT HOUSTON & TRANSPORTATION INVESTMENTS

- Support TXDOT's request for port Capital Investments for Infrastructure (\$900M), Ship Channel Improvement Revolving Fund (\$200M), and the Seaport Connectivity Program (\$75M).
- Fund TXDOT projects in design study: SH 225 redevelopment, 610 Ship Channel Bridge replacement, and the Bayport Container Terminal Southern Access Road.

CRITICAL INFRASTRUCTURE PROTECTIONS

- Support appropriations and statutes that allow the Gulf Coast Protection District to perform its duties as directed by the legislature and required by USACE.
- Develop a dedicated funding mechanism for water infrastructure upgrade needs.

WORKFORCE DEVELOPMENT & JOB READINESS

- Support a \$40M supplemental for all Texas community college workforce development programs.
- Secure \$14.5M for San Jacinto College's biomanufacturing and cybersecurity programs.

ENHANCED ECONOMIC DEVELOPMENT TOOLS

- Re-authorize the Franchise Tax credit for R&D investments.
- Revise the JETI act to improve the program and attract new industry investment.

LOCAL GOVERNMENT AUTONOMY

- Oppose policy that will erode the authority of our cities to govern their own local affairs.

CARBON CAPTURE & RECYCLING INDUSTRY ADVANCEMENTS

- Support state primary authority for the ability of Texas to carry out the EPA's authority in approving Class VI well permits.
- Develop a plan to stimulate the use of recycled material feedstocks to strengthen markets for recovered materials.



TRANSPORTATION/ INFRASTRUCTURE

TRANSPORTATION/INFRASTRUCTURE

ECONOMIC ALLIANCE CONVENES local/state elected officials, Port Houston, petrochemical association partners and private sector members to **DELIVER TXDOT A PRIORITIZED PROJECT LIST**

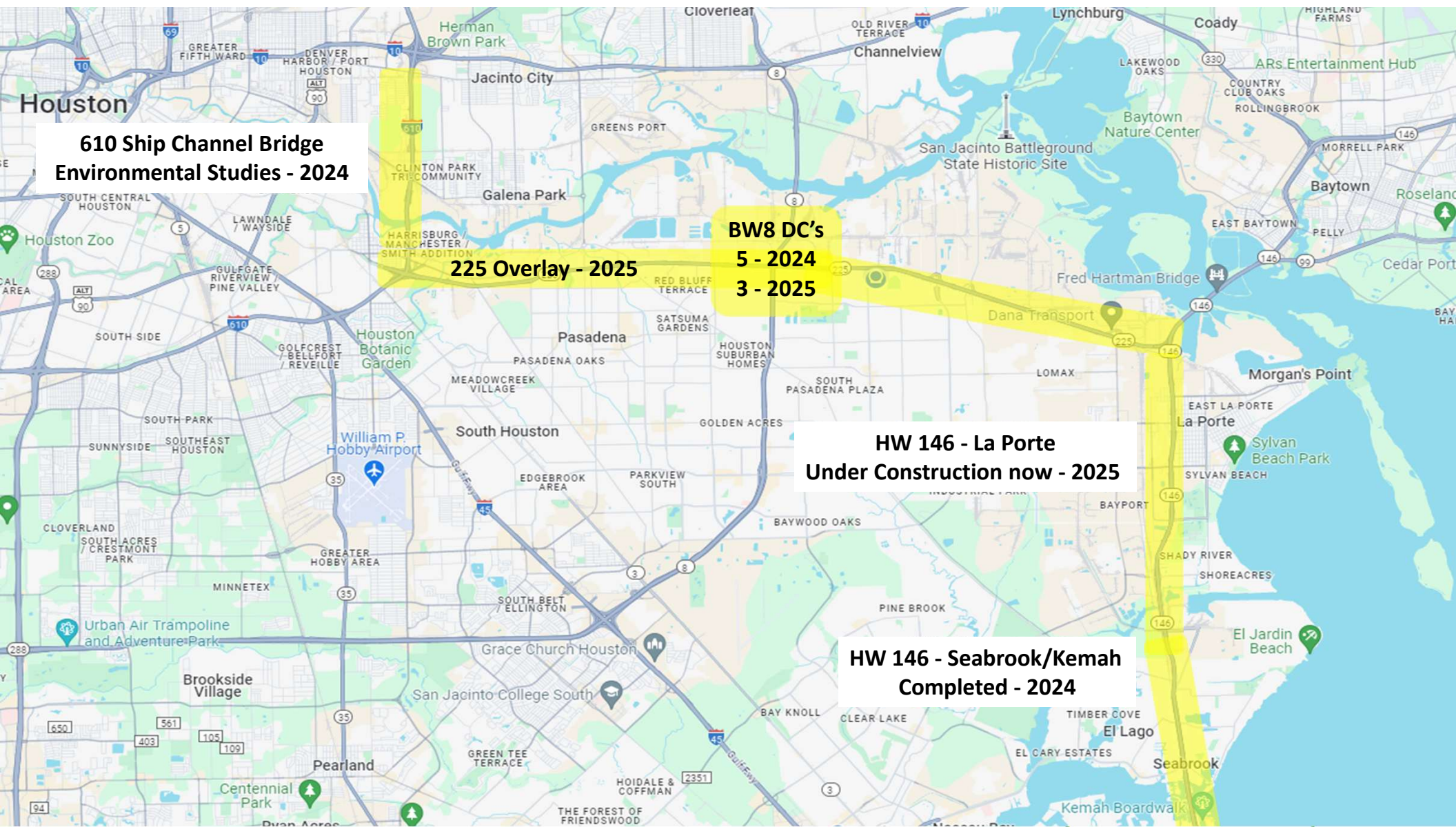
Impacting safety, mobility efficiency and environmental concerns related to the SH146/SH225/610/I10 transportation corridor.



Facilitate economic opportunity through the acknowledgment of Port Houston's unprecedented growth that has made it the nation's busiest port.

Enhance the Houston Port region's \$50 billion in manufacturing expansions, Port Houston's \$1B commitment to widen and deepen the Houston ship channel, and state/local investment to construct the \$2B Beltway 8 bridge and expansion of SH146.





**610 Ship Channel Bridge
Environmental Studies - 2024**

225 Overlay - 2025

**BW8 DC's
5 - 2024
3 - 2025**

**HW 146 - La Porte
Under Construction now - 2025**

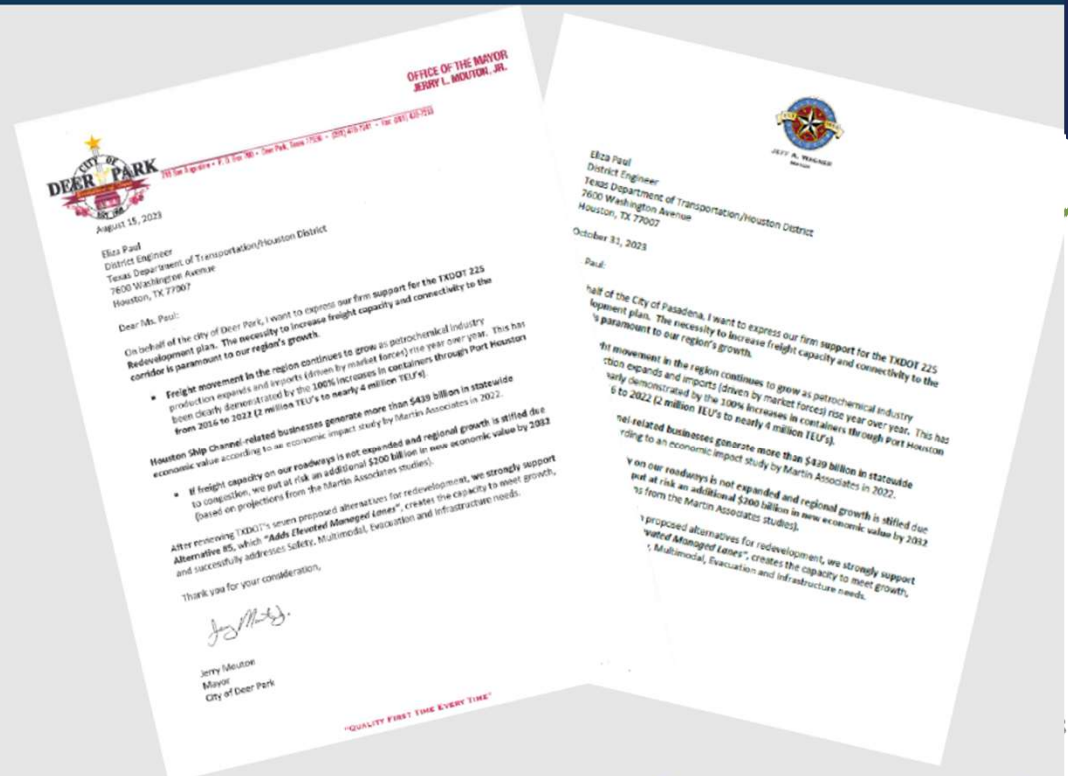
**HW 146 - Seabrook/Kemah
Completed - 2024**

TRANSPORTATION/INFRASTRUCTURE

Support Letters

22 *Support letters were received to date for Alternative #5, Elevated Managed Lanes*

City of Pasadena
City of Deer Park
City of Morgan's Point
City of South Houston
City of Baytown
City of Seabrook
City of Pearland
Port Houston
Economic Alliance Houston Port Region
East Harris County Manufacturers Association (EHCMA)
ILA South Atlantic and Gulf Coast District
West Gulf Maritime Association (WGMA)
BayTran
American Council of Engineering Companies (ACEC)
Galveston Economic Development Partnership
CenterPoint Energy
BIC Alliance
Turner Industries
LBC Tank Terminals
Tri Con Holdings, Inc.
Methodist Hospital – Clear Lake
Lee College



SH 225 - 610 PEL Study Expansion



Add Elevated Managed Lanes



**Elevated managed lanes could be in the center or between the frontage road and general use lanes.*

Upcoming Major Projects in the PEL Study Area



NEPA Process & Preliminary Design



I-610E Ship Channel Bridge

Agency: TxDOT

Scope: Development of the schematic design and environmental studies for the reconstruction and raising of the I-610E Ship Channel Bridge (Sidney Sherman Bridge).

Estimated Start of Schematic and Environmental Studies: Fall 2024

Estimated Construction Cost: \$2 Billion

Detailed Design



SH 225 and Beltway 8 Interchange

Agency: Harris County Toll Road Authority (HCTRA)

Scope: Development of the detailed design, specifications, and costs for constructing 8 director connectors at SH 225 and Beltway 8 in support of the HCTRA's Ship Channel Bridge Program.

Estimated Letting: Summer 2024

Estimated Construction Cost: \$310 Million

Detailed Design



SH 225 Overlay

Agency: TxDOT

Scope: Re-paving of SH 225 from Beltway 8 to East Boulevard.

Estimated Letting: Summer 2025

Estimated Construction Cost: \$11 Million



WORKFORCE DEVELOPMENT

WORKFORCE DEVELOPMENT

DIRECTLY MARKET CAREER PATHS and **JOB OPPORTUNITIES** to address attrition, skill enhancement, and demand **TO POTENTIAL JOB CANDIDATES**.

- Leverage partnerships with EHCMA and 9 community colleges to recruit and train a qualified workforce
- Filling a key role with industry partners in identifying and prioritizing the high-demand, high-paying careers



WORKFORCE DEVELOPMENT

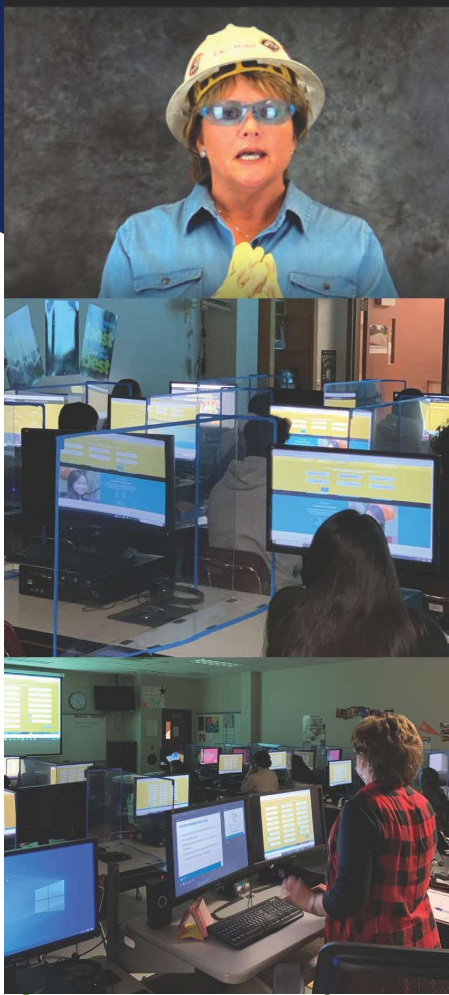
PREPARING THE NEXT GENERATION WORKFORCE - To close the skilled worker gap and connect economic opportunities in the Houston Port region.

WORKFORCE DEVELOPMENT ACTIVITIES '24

ECONOMIC ALLIANCE WORKFORCE DEVELOPMENT ACTIVITIES '23



SINCE 2016
PROVIDED SCOPE OF
CAREER PATHS AND JOB
OPPORTUNITIES TO
54,000+
STUDENTS





QUALITY OF LIFE

QUALITY OF LIFE

ECONOMIC ALLIANCE AND SAN JACINTO TEXAS HISTORIC DISTRICT PROVIDE MATCHING FUNDS for Q of L projects.



PROJECTS AND CAPITAL CAMPAIGNS

TOTAL MATCHING FUNDS

\$63K

- 9 projects/capital campaigns. Impacting residents/organizations located in Pasadena, Pearland, Morgan's Point, La Porte, Shoreacres and Precinct 2 at large.

BEAUTIFICATION/COMMUNITY ENHANCEMENT PROJECTS

\$38K

- Pasadena Mini-Murals on Signal Boxes
- Restoration of the Pearland Depot
- City of Morgan's Point Storage Tank Rehab/Logo
- La Porte Gold Star Families Memorial Monument
- Texas Memorial Illumination at San Jacinto Monument
- Shoreacres Gateway Flag Pole

CAPITAL CAMPAIGNS/COMMUNITY IMPACT PROJECTS

\$25K

- Dolly Parton's Imagination Library – Various Elementary Schools in Precinct 2.
- The Imelda Assistance Fund - Grant money to nonprofit organizations that provide services to individuals.
- The Bridge Over Troubled Waters (The Bridge) –
- Campaign to build a new center for children and youth of domestic violence victims.





INSIGHTS/THOUGHT LEADERSHIP

GULF COAST INDUSTRY FORUM

ECONOMIC ALLIANCE'S LARGEST EVENT of the year bringing industry, government, and community stakeholders.

2024



Gulf Coast Industry Forum
AN ECONOMIC ALLIANCE HOUSTON PORT REGION EVENT

**800+
ATTENDEES**

**15
SPEAKERS &
PANELIST**

**35
EXHIBITORS**

- **11,500 attendees at the Pasadena Convention center over 15-years including 2 State of Texas Governors, U.S. Senators and Congressmen, CEO's, Plant Managers and Local Officials.**
- **2025 GCIF scheduled September 18**



WOMEN'S LEADERSHIP LUNCH

Platform to highlight exceptional women leaders and empower women in the Houston.

3

LUNCHES

450

AVRG ATTENDEES

1400

TOTAL ATTENDANCE

**WOMEN IN
ALLIANCE**
Economic Alliance Houston Port Region





Thank You!

www.allianceportregion.com

Exhibit B



NOVEMBER 11, 2025 FLEET WEEK/ VETERANS' DAY



| FLEET WEEK HOUSTON



NOVEMBER 5 – 12, 2025

- U.S. NAVY'S YEAR-LONG 250TH BIRTHDAY CELEBRATION
- U.S. MARINE CORPS WILL CELEBRATE ITS 250TH YEAR ON NOVEMBER 10
- FIRST TIME A TEXAS CITY HAS HOSTED NAVY FLEET WEEK
- **FLEETWEEKHOUSTON.COM**
- SHIPS UNDOCK EARLY ON WEDNESDAY, NOVEMBER 12. OUR VETERANS' DAY EVENT WOULD BE THE LAST SCHEDULED SPONSORED EVENT FOR THIS CELEBRATION

OPTION A: RENTED TENTS & 3RD PARTY LOGISTICS



SEPTEMBER 2, 2025 CITY COUNCIL MEETING

- MOTION TO APPROVE AN AMOUNT NOT TO EXCEED \$100,000 PASSED UNANIMOUSLY

INFRASTRUCTURE & LOGISTICS

- LARGE PROFESSIONAL RENTED TENTS FOR VENDORS AND VIP AREAS.
- DEDICATED VIP AREA WITH SEATING, HOSPITALITY, AND SPONSOR RECOGNITION.
- 3RD PARTY VENDOR MANAGES SETUP, LOGISTICS, FENCING, AND SITE OPERATIONS.

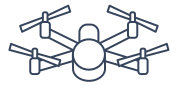
EXPERIENCE

- PREMIUM, POLISHED PRESENTATION WITH UNIFORM VENDOR SETUPS.
- CONTROLLED FLOW WITH STRUCTURED FENCING AND ACCESS POINTS.
- ENHANCED GUEST AMENITIES AND SPONSOR VISIBILITY.

COSTS & RESOURCES

- TOTAL ESTIMATED COST: \$96,600.00

EVENT HIGHLIGHTS & ACTIVITIES



DRONE SHOW

- 10-15 MINUTES OF AIR TIME



NAVY/MARINE CORPS HONOR CEREMONY

- HONORING OUR VETERANS' EVENT WILL STILL TAKE PLACE BETWEEN 11 A.M. - 12 P.M.



KIDS ACTIVITIES

- SEABROOK ROCKS PAINTING
- EVELYN MEADOR BRANCH LIBRARY
- VISITSEABROOK SAND ART
- BALLOON ARTIST
- MECHANICAL SHARK
- 1-2 KIDS INFLATABLES



VENDOR MARKET/FOOD TRUCKS



LIVE MUSIC

- LIGHT BAND NEAR BAY AREA VETERANS' MEMORIAL AT THE GAZEBO



VIP TENT

- SPONSORS/COUNCIL/STAKEHOLDERS
- DRONE INCONVENIENCE TICKETS - RESIDENTS IMPACTED BY ROAD CLOSURES AND DRONE OPERATIONS

| SKY ELEMENTS DRONE SHOW



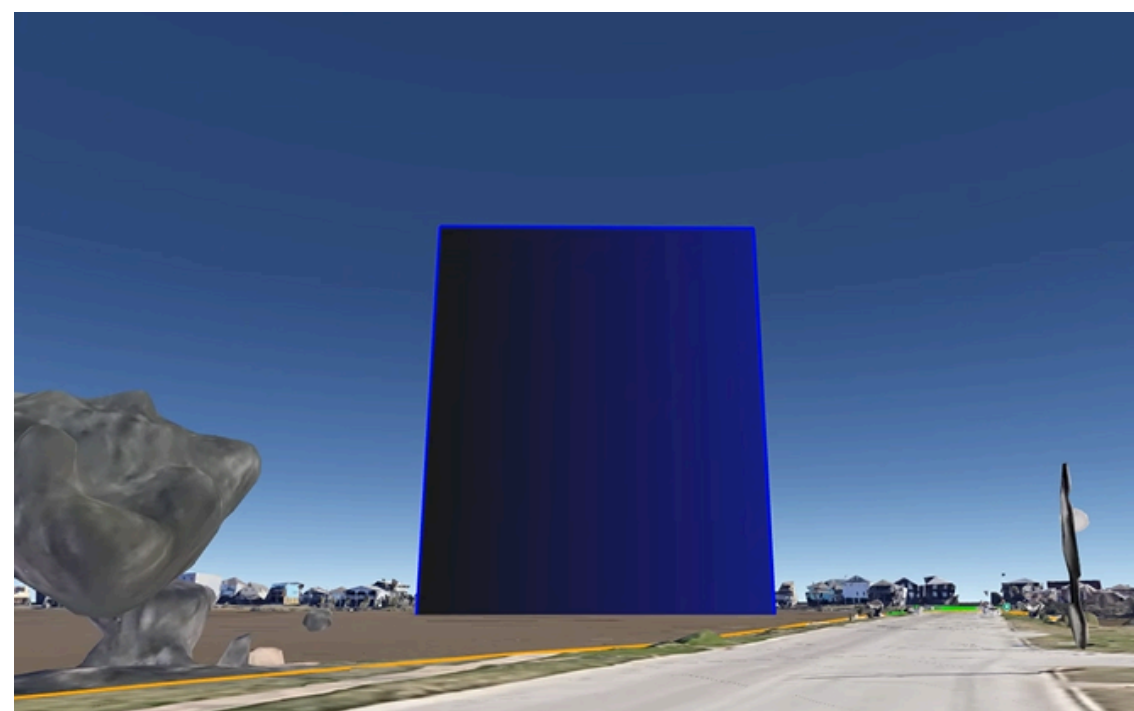
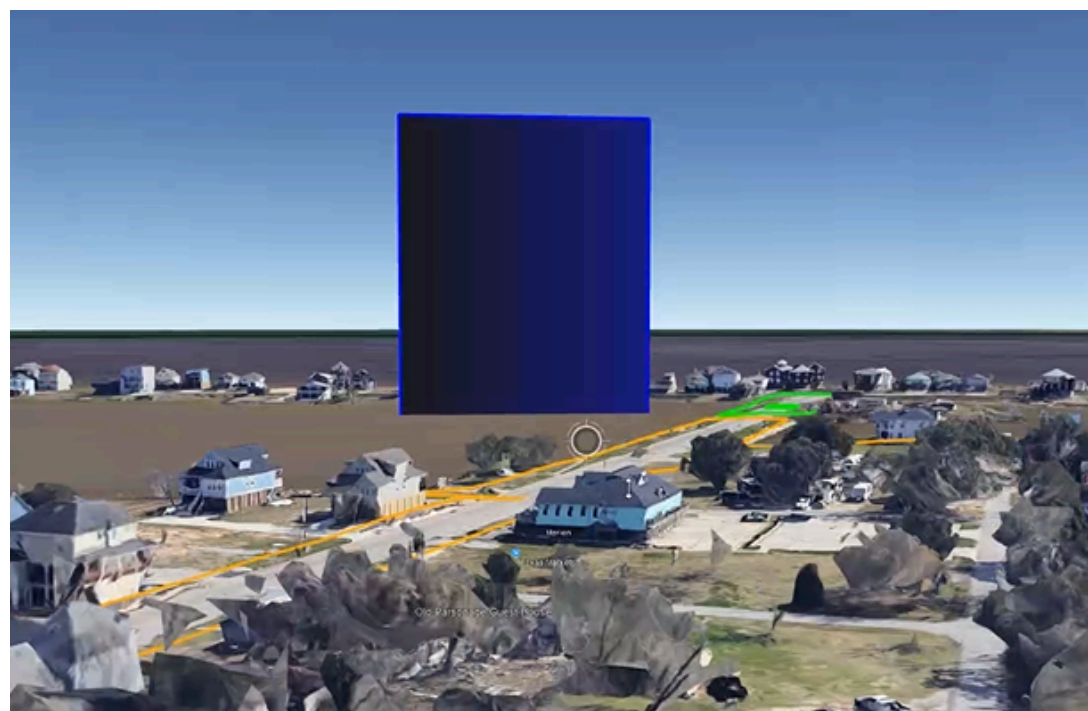
10-15 MINUTE SHOW

- ABOUT 10-12 DIFFERENT DESIGNS
- SUNSET IS AT 5:27 P.M. ON NOVEMBER 11, 2025
- SET UP AT LEAST 6 HOURS BEFORE THE EVENT
- CUSTOM MUSIC TRACK - SOUND EQUIPMENT NOT PROVIDED



INCLEMENT WEATHER POLICY

- 25 MPH WIND THRESHOLD
- RESCHEDULE FOR FREE WITHIN A YEAR OF THE EVENT



SKY ELEMENTS

- VETERAN-OWNED
- TEXAS-BASED

FLEET WEEK DRONE SHOW



NOV. 11  **4 - 7 P.M.**
ON MAIN STREET



4:00 P.M.	EVENT BEGINS HONOR CEREMONY
4:30 P.M.	LIVE MUSIC
5:30 P.M.	SUNSET
6:00 P.M.	DRONE SHOW
7:00 P.M.	EVENT ENDS

EVENT ENTRANCE/EXIT:

- MAIN STREET X HALL AVE. OR HARDESTY
- FOUR WAY STOP WILL BE OPERABLE

PARKING:

- SPRINGHILL SUITES GRASS LOT
- SAMS BOAT GRASS LOT
- VALERO/CIRCLE K GRASS LOT
- PROMOTE RIDE SHARES- UBER/LYFT CODE

****FREE SHUTTLES TO MAIN STREET**



**NO OUTSIDE FOOD OR DRINK.
NO COOLERS.**



BYO LAWN CHAIRS / BLANKETS

***** SUBJECT TO CHANGE *****



Exhibit C

Director's Report

Thursday, September 11, 2025

❖ Administrative

- Toured Seabrook with Gayle
- Conducted interviews for the Community & Economic Development Coordinator
- Selected candidate for Community & Economic Development Coordinator
- Start date is September 8th
- Met with HCA Southeast CEO Jasmene McDaniel on putting a facility in Seabrook. In the process of scheduling a tour of Seabrook w/Jasmene
- Met with Tram Kim on her listing at 2300 E NASA Pkwy. – Di Amici Event Center
- Communicated with Rain Wang on her listing at 2320 E NASA Pkwy. – Sunny Seafood Restaurant
- Closed out the Small Business Development Grant for Driver & Rescue LLC – AKA Barge 295
- Met with representatives from Seabrook Plaza One, LLC – Margaritaville.
- In communication with Reagan Vidal on closing out the Miramar Beltline GP, LLC Shopping Center Economic Development Grant
- In communication with Chris Roberson at National Sign Plazas on the directional signage program.
- In communication with the property owner at 1904 Hialeah Dr. concerning his Storage facility.

❖ Reviewing the Strategic Plan

- Support Existing Local Businesses and Industries
 - Business Retention & Expansion (BRE) efforts
 - Visit Seabrook Initiative
- Business Marketing & Recruitment
 - Visit Seabrook Initiative
- Quality of Life & Infrastructure
 - Reinvestment in our Community
- Communications
 - Be proactive on social media and print
- Old (Historical) Seabrook
 - Reinvestment in our Community

❖ Reviewing the EDC's Incentive Policy – Re-visit policies

- Small Business Development
- Commercial Façade Incentive
- New Construction & Development Incentive
- Retail Redevelopment Incentive
- Sales Tax Rebate
- ❖ Reviewing the Professional Signage & Wayfinding Programs
 - Banners & signage
- ❖ Knowing the Board of Directors & City Council Members
 - Schedule time to sit and visit with each of you
 - I had the opportunity to visit with Tracy Powell - EDC
 - I had some time to visit with Mayor Sweeney – City/EDC
 - Visited Summer Sanford – City/EDC
 - Met w/Jared Sessum - City
 - Met w/Michelle Brown – EDC
- ❖ Bayside Park – Next Steps
 - Engage consultant on a design contract
 - Funding options
 - Design development – done in phases?
 - Construction documents
 - Permitting & regulatory approvals
 - Construction
- ❖ Having a Shared Vision between EDC Board, Mayor & City Council, and Community
- ❖ Economic Development Workshop – In-Person - October 22, 2025, 11:00 – 3:00, Lunch provided City Council Chambers. Please make plans to attend.

Exhibit D

Economic Development Corporation

August Monthly Financial Report

Fiscal Year Ending September 30, 2025



"The City of Seabrook is responsive, innovative and fiscally sound in delivering services that preserve, protect and enhance quality of life."

CITY OF SEABROOK
MULTI-YEAR FINANCIAL OVERVIEW
EDC

EDC	FOR FISCAL YEAR ENDING SEPTEMBER 30,									
	ACTUALS		BUDGET		FORECAST	BUDGET	PROJECTED			
	2022	2023	2024	2025	2025	2026	2027	2028	2029	2030
SALES TAX	\$ 1,091,546	\$ 1,198,321	\$ 1,090,226	\$ 1,111,171	\$ 1,117,065	\$ 1,161,748	\$ 1,196,600	\$ 1,327,498	\$ 1,367,323	\$ 1,464,718
GRANT PROCEEDS	0	0	0	0	0	0	0	0	0	0
INTEREST INCOME	22,372	156,180	218,343	186,290	206,042	239,645	187,856	118,857	89,491	123,990
OTHER INCOME	240	557	2,195	1,200	1,252	1,200	1,700	1,800	1,900	2,000
TRANSERS IN	0	0	0	0	0	0	0	0	0	0
TOTAL REVENUES	\$ 1,114,158	\$ 1,355,058	\$ 1,310,765	\$ 1,298,661	\$ 1,324,359	\$ 1,402,593	\$ 1,386,156	\$ 1,448,155	\$ 1,458,714	\$ 1,590,708
PERSONNEL SERVICES	0	0	0	0	600	0	0	0	0	0
MATERIALS & SUPPLIES	232	2,229	1,518	500	490	500	515	530	546	563
SERVICES	274,707	239,983	211,327	1,861,621	346,860	2,019,059	2,184,526	1,659,026	216,237	226,805
CAPITAL OUTLAY	13,868	0	0	0	0	0	0	0	0	0
TRANSFERS OUT	471,381	482,809	305,459	310,690	310,690	436,911	440,341	444,071	447,719	451,285
TOTAL EXPENSES	\$ 760,189	\$ 725,020	\$ 518,304	\$ 2,172,811	\$ 658,640	\$ 2,456,470	\$ 2,625,381	\$ 2,103,627	\$ 664,502	\$ 678,653
BEGINNING BAL-UNRESTR	2,883,264	3,237,234	3,867,271	4,659,732	4,659,732	5,325,452	4,271,574	3,032,349	2,376,877	3,171,089
CHANGE IN FUND BALANCE	353,970	630,038	792,461	(874,150)	665,719	(1,053,877)	(1,239,225)	(655,472)	794,212	912,055
ENDING BAL-UNRESTR	\$ 3,237,234	\$ 3,867,271	\$ 4,659,732	\$ 3,785,582	\$ 5,325,452	\$ 4,271,574	\$ 3,032,349	\$ 2,376,877	\$ 3,171,089	\$ 4,083,144
Emergency Reserve	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
FUND BALANCES-RESTR.	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
TOTAL EDC FUND BALANCE	3,417,233.67	4,047,271.4	4,839,732	3,965,582	5,505,452	4,451,574	3,212,349	2,556,877	3,351,089	4,263,144

Base Services	2025	2026	2027	2028	2029	2030	**2031
Debt Obligation	196215	196265	203083	206025.8	213237	219634	194047
Transfer Admin Service	196945	198324	194596	195869	197035	198094	255723
Total Transfer	113745	238587	245745	248202.1	250684	253191	449770

** Debt payment matures FY31

The Edge-Utility Relocate-Multi Use	397,947	2027
Merlion-EDC Sales Tax Abatement up to \$40,000 or 10yrs 5/2027	10,696	2025
Seabrook Plaza One-2023 Multi-Use Development (Drainage Complete)	550,000	2027
Seabrook Plaza One-2023 NASA Multi-Use (C.O. complete)	1,450,000	2028
Fay& Fay-2022 Gas Line (Substantial Completion)	8,520	2025
Miramar Shopping Center-2024 Retail Redevelopment	300,000	2025
Mjones-2024 Restaurant Build Out	200,000	2025
Seabrook Retail-2025 Retail Redevelopment	50,000	2025
Soulfreak Holdings-2025 Café Build Out New Business Development	41,400	2025
Fay& Fay-2017 70% Parking; 70% Dock; 50% Landscaping	127,371	2027
Seabrook Pals Mini Mural 2024	1,000	2025
Bayside Park Design Consultant 2024	83,000	2025
Barge295-2025 Small Business Development	50,000	2025
Barge295-2025 EDC Sales Tax Abatement up to \$30,000 or 10yrs	30,000	2026-2036
5735 Bayport Plaza LLC-2025 Retail Development	30,000	2025
Midnite Slice - 2025 Parking Lot Expansion	26,483	2025
HOLD-Gateway, Wayfinding, Directional Signage Consultant	93,000	2026



**CITY OF SEABROOK
2024-2025 BUDGET
FUND 70 - EDC**

707 - EDC

FOR FISCAL YEAR ENDING SEPTEMBER 30,

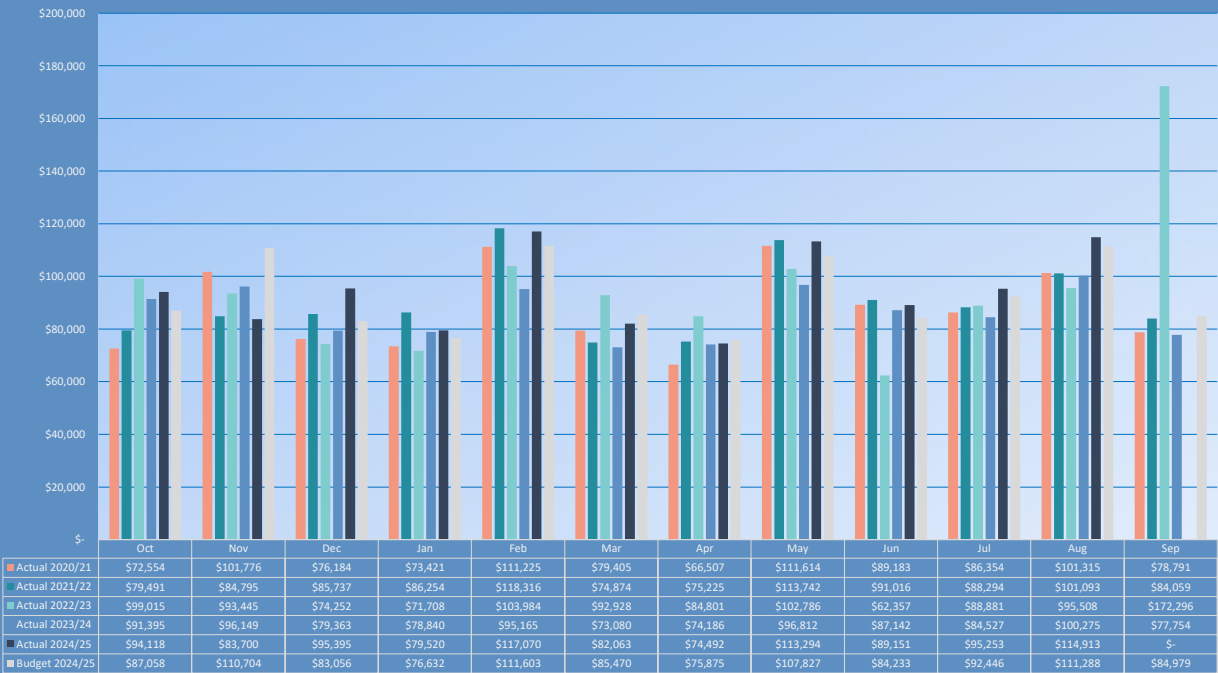
EXPENSE ACCOUNTS	2022	2023	2024	BUDGET 2025	FORECAST 2025	BUDGET 2026
3010 SALARIES	-	-	-	-	-	-
3012 OVERTIME	-	-	-	-	-	-
3013 SALARIES-SUMMER/SEASONAL	-	-	-	-	-	-
3014 CAR ALLOWANCE	-	-	-	-	-	-
3015 CONTRACT LABOR	-	-	-	-	600	-
3100 FICA TAXES	-	-	-	-	-	-
3110 RETIREMENT	-	-	-	-	-	-
3120 HOSPITALIZATION	-	-	-	-	-	-
3125 ACCRUED VACATION EXPENSE	-	-	-	-	-	-
3130 WORKERS COMPENSATION	-	-	-	-	-	-
3150 GIFT/APPRECIATION CERTIFICATES	-	-	-	-	-	-
3350 UNEMPLOYMENT BENEFITS	-	-	-	-	-	-
TOTAL PERSONNEL	\$ -	\$ -	\$ -	\$ -	\$ 600	\$ -
4010 OFFICE SUPPLIES	232	684	557	500	398	500
4150 SMALL EQUIPMENT	-	1,545	960	-	-	-
TOTAL SUPPLIES	\$ 232	\$ 2,229	\$ 1,518	\$ 500	\$ 398	\$ 500
5010 ADVERTISING	15,134	34,154	19,850	51,300	47,850	51,300
5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	1,451	1,465
5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-
5042 IT SOFTWARE	-	-	22,065	22,350	17,918	22,350
5182 TRAIL MAINTENANCE	14,014	-	27,447	30,000	30,000	30,000
5215 PROF FEES - ENGINEERING	-	-	-	-	-	-
5220 PROF FEES - LEGAL	36,000	24,135	7,740	16,800	12,764	16,800
5227 PROF FEES - CONSULTING	82,650	37,405	67,406	60,000	53,343	60,000
5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	11,752	13,800
5400 TELEPHONE	302	351	129	-	-	-
5465 MISC EXPENDITURES	216	370	444	500	605	500
5470 DEBT SERVICE AGENT	-	-	-	-	-	-
5610 BUSINESS INCENTIVES	-	-	-	-	-	-
5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	83,050	1,000,000
5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	88,129	665,406
TOTAL SERVICES	\$ 274,707	\$ 239,983	\$ 211,327	\$ 1,861,621	\$ 346,860	\$ 1,861,621
6020 EQUIPMENT	13,868	-	-	-	-	-
6035 FACILITIES & PARKS	-	-	-	-	-	-
6036 WATERFRONT	-	-	-	-	-	-
6038 TRAIL CONSTRUCTION	-	-	-	-	-	-
6039 SIGNAGE	-	-	-	-	-	-
6077 RIGHT OF WAY EXPENSE	-	-	-	-	-	-
TOTAL CAPITAL OUTLAY	\$ 13,868	\$ -	\$ -	\$ -	\$ -	\$ -
6250 GENERAL FUND REIMBURSEMENT	274,106	288,942	110,000	113,745	113,745	113,745
6255 TRANSFER TO ENTERPRISE FUND PROJECT	197,275	193,867	195,459	196,945	196,945	196,945
6325 REDEMPTION OF BONDS	-	-	-	-	-	-
6350 INTEREST ON BONDS & CERT	-	-	-	-	-	-
TRANSFERS OUT	\$ 471,381	\$ 482,809	\$ 305,459	\$ 310,690	\$ 310,690	\$ 310,689
TOTAL EXPENDITURES	\$ 760,192	\$ 725,020	\$ 518,304	\$ 2,172,811	\$ 658,548	\$ 2,172,810

CITY OF SEABROOK
2024-2025 BUDGET
FUND 70 - EDC

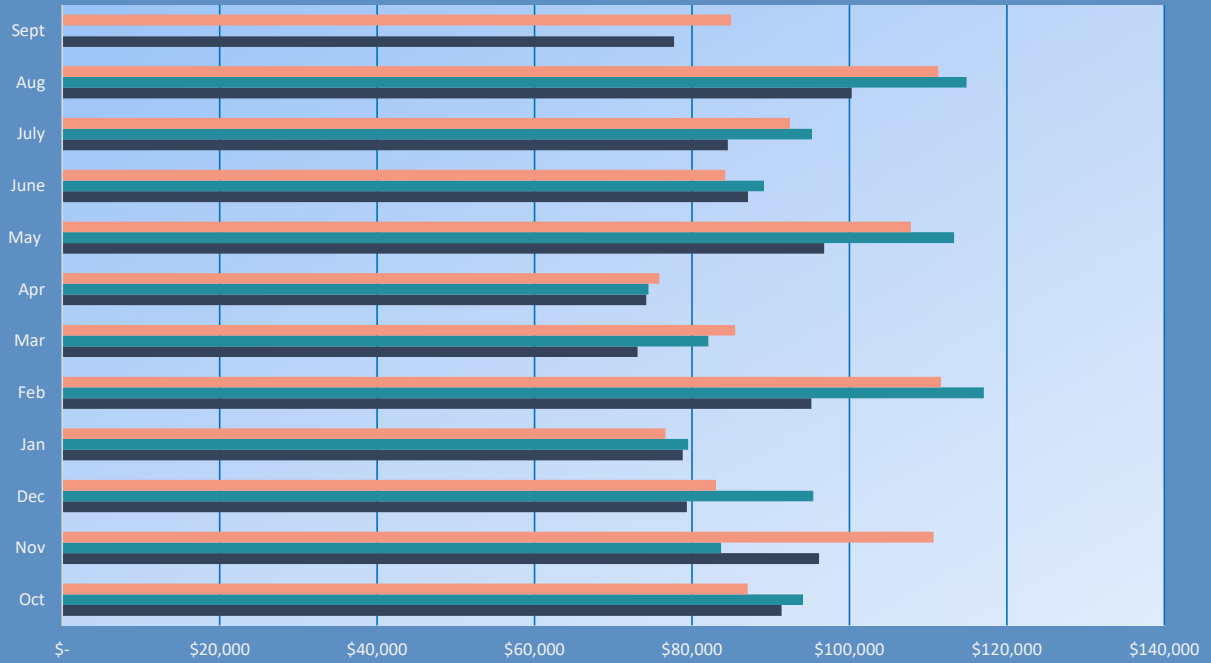
707 - EDC

EXPENSE ACCOUNTS	FOR FISCAL YEAR ENDING SEPTEMBER 30,						2025 BUDGET VS		2025 BUDGET VS	
	2021	2022	2023	BUDGET 2024	FORECAST 2024	BUDGET 2025	2024 FORECAST \$CHANGE	%CHANGE	2024 BUDGET \$CHANGE	%CHANGE
4010 OFFICE SUPPLIES	232	684	557	500	398	500	102	25.74%	-	0.00%
4150 SMALL EQUIPMENT	-	1,545	960	-	-	-	(960)	-100.00%	-	0.00%
TOTAL SUPPLIES	\$ 232	\$ 2,229	\$ 1,518	\$ 500	\$ 398	\$ 500	\$ (858)	-56.53%	\$ -	0.00%
5010 ADVERTISING	15,134	34,154	19,850	51,300	47,850	51,300	3,450	7.21%	-	0.00%
5020 DUES & SUBSCRIPTIONS	786	1,388	1,885	1,465	1,451	1,465	14	0.99%	-	0.00%
5030 RENTALS & SERVICE AGRMTS	5,052	5,435	5,066	-	-	-	-	0.00%	-	0.00%
5042 IT SOFTWARE	-	-	22,065	22,350	17,918	22,350	-	0.00%	-	0.00%
5182 TRAIL MAINTENANCE	14,014	-	27,447	30,000	30,000	30,000	(0)	0.00%	-	0.00%
5215 PROF FEES - ENGINEERING	-	-	-	-	-	-	-	0.00%	-	0.00%
5220 PROF FEES - LEGAL	36,000	24,135	7,740	16,800	12,764	16,800	4,036	31.62%	-	0.00%
5227 PROF FEES - CONSULTING	82,650	37,405	67,406	60,000	53,343	60,000	6,657	12.48%	-	0.00%
5300 TRAINING & CONFERENCE	15,144	16,760	8,289	13,800	11,752	13,800	2,048	17.43%	-	0.00%
5400 TELEPHONE	302	351	129	-	-	-	-	0.00%	-	0.00%
5465 MISC EXPENDITURES	216	370	444	500	605	500	(105)	-17.31%	-	0.00%
5470 DEBT SERVICE AGENT	-	-	-	-	-	-	-	0.00%	-	0.00%
5610 BUSINESS INCENTIVES	-	-	-	-	-	-	-	0.00%	-	0.00%
5617 ECONOMIC DEVELOPMENT PROJECTS	91,600	-	32,081	1,000,000	83,050	1,000,000	916,950	1104.09%	-	0.00%
5620 ECONOMIC DEVELOPMENT INCENTIVES	13,812	119,985	18,924	665,406	88,129	665,406	577,277	655.04%	-	0.00%
TOTAL SERVICES	\$ 274,707	\$ 239,983	\$ 211,327	\$ 1,861,621	\$ 346,860	\$ 1,861,621	\$ 1,510,329	714.69%	\$ -	0.00%
6020 EQUIPMENT	13,868	-	-	-	-	-	-	0.00%	-	0.00%
6035 FACILITIES & PARKS	-	-	-	-	-	-	-	0.00%	-	0.00%
6036 WATERFRONT	-	-	-	-	-	-	-	0.00%	-	0.00%
6038 TRAIL CONSTRUCTION	-	-	-	-	-	-	-	0.00%	-	0.00%
6039 SIGNAGE	-	-	-	-	-	-	-	0.00%	-	0.00%
6077 RIGHT OF WAY EXPENSE	-	-	-	-	-	-	-	0.00%	-	0.00%
TOTAL CAPITAL OUTLAY	\$ 13,868	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%	\$ -	0.00%
6250 GENERAL FUND REIMBURSEMENT	274,106	288,942	110,000	113,745	113,745	113,745	(0)	0.00%	(0)	0.00%
6255 TRANSFER TO ENTERPRISE FUND PROJECT	197,275	193,867	195,459	196,945	196,945	196,945	(1)	0.00%	(1)	0.00%
6325 REDEMPTION OF BONDS	-	-	-	-	-	-	-	0.00%	-	0.00%
6350 INTEREST ON BONDS & CERT	-	-	-	-	-	-	-	0.00%	-	0.00%
TRANSFERS OUT	\$ 471,381	\$ 482,809	\$ 305,459	\$ 310,690	\$ 310,690	\$ 310,689	\$ (1)	0.00%	\$ (1)	0.00%
TOTAL EXPENDITURES	\$ 760,192	\$ 725,020	\$ 518,304	\$ 2,172,811	\$ 657,948	\$ 2,172,810	\$ 1,509,470	291.23%	\$ (1)	0.00%

EDC Annual Sales Tax Comparison by Month



EDC Monthly Sales Tax Comparison



	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept
Budget 2023/24	\$87,058	\$110,704	\$83,056	\$76,632	\$111,603	\$85,470	\$75,875	\$107,827	\$84,233	\$92,446	\$111,288	\$84,979
Actual 2023/24	\$94,118	\$83,700	\$95,395	\$79,520	\$117,070	\$82,063	\$74,492	\$113,294	\$89,151	\$95,253	\$114,913	\$-
Actual 2022/23	\$91,395	\$96,149	\$79,363	\$78,840	\$95,165	\$73,080	\$74,186	\$96,812	\$87,142	\$84,527	\$100,275	\$77,754

■ Budget 2023/24
 ■ Actual 2023/24
 ■ Actual 2022/23

EDC Sales Tax				Actual to Prior Year	% Actual to Prior Year	Current Year Actual to Budget	% Current Year to Budget
	2023/24 Actual	2024/25 Actual	2024/25 Budget				
October	91,395	94,118	87,058	2,723	2.98%	7,060	8.11%
November	96,149	83,700	110,704	(12,449)	-12.95%	(27,004)	-24.39%
December	79,363	95,395	83,056	16,031	20.20%	12,339	14.86%
January	78,840	79,520	76,632	679	0.86%	2,888	3.77%
February	95,165	117,070	111,603	21,905	23.02%	5,467	4.90%
March	73,080	82,063	85,470	8,983	12.29%	(3,407)	-3.99%
April	74,186	74,492	75,875	306	0.41%	(1,383)	-1.82%
May	96,812	113,294	107,827	16,481	17.02%	5,466	5.07%
June	87,142	89,151	84,233	2,009	2.31%	4,918	5.84%
July	87,142	95,253	92,446	8,111	9.31%	2,807	3.04%
August	100,275	114,913	111,288	14,637	14.60%	3,625	3.26%
September	77,754	-	84,979	-	0.00%	-	0.00%
Totals	959,550	1,038,968	1,026,192	79,418	8.28%	12,776	1.25%